

003.A

0001

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

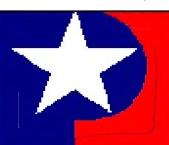
404,900 / 404,900

USE VALUE:

404,900 / 404,900

ASSESSED:

404,900 / 404,900

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 24 | | CHANDLER ST, ARLINGTON |

OWNERSHIP

| | | | |
|----------|----------------------|---------|----|
| Owner 1: | SHRESTHA NIVA & ANIL | Unit #: | 24 |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 24 CHANDLER ST

Street 2:

Twn/City: ARLINGTON

| | | | | | |
|----------|-------|--------|-------|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | Type: | | |

PREVIOUS OWNER

| | |
|----------|------------------------------|
| Owner 1: | PIANDES KERRY T & GEORGE N - |
| Owner 2: | TRUSTEES/PIANDES REALTY TR - |

Street 1: 24 CHANDLER ST

Twn/City: ARLINGTON

| | | | | | |
|----------|-------|--------|-------|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | Type: | | |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7907 | | | | | | | | | | | | G9 | | | | |

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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|--|-------------------|-------|-----|-----------------------------|--------------|---------------------|-----------|-------------------------|------------|------------|-----|----------------------|------|--------------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Good | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: | % | | | OthrFix: | Rating: | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | | | | | | | | | | | |
| Color: TAN | | | | A Kits: | Rating: | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: 1923 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | | | | | | | | | | | |
| Jurisdct: G9 | Fact: . | | | Floor: 1 - 1st Floor | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 35.000000000 | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | Interior: | 1 | 6 | 2 | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | Additions: | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | Kitchen: | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | Baths: | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: 18.6 % | | Plumbing: | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | Totals | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 295.00 | | Rate | Parcel ID | Typ | Date | Sale Price | 1 | 6 | 2 | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98000199 | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 390.286 | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 60500 | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 0.89999998 | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | LUC Factor: 1.00 | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 493417 | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | Depreciation: 91775 | | Juris. Factor: 1.00 | | Before Depr: 386.38 | | | | | | | | | | |
| | | | | Deprecated Total: 401641 | | Special Features: 0 | | Val/Su Net: 357.93 | | | | | | | | | | |
| | | | | | | Final Total: 401600 | | Val/Su SzAd: 357.93 | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 003.A-0001-0024.0 | | | | | | | | | | IMAGE | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1923 | 27.50 | T | 40 | 102 | | | 3,300 | | 3,300 | |
| More: N | Total Yard Items: | 3,300 | | Total Special Features: | | | Total: | 3,300 | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | | |

